HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: August 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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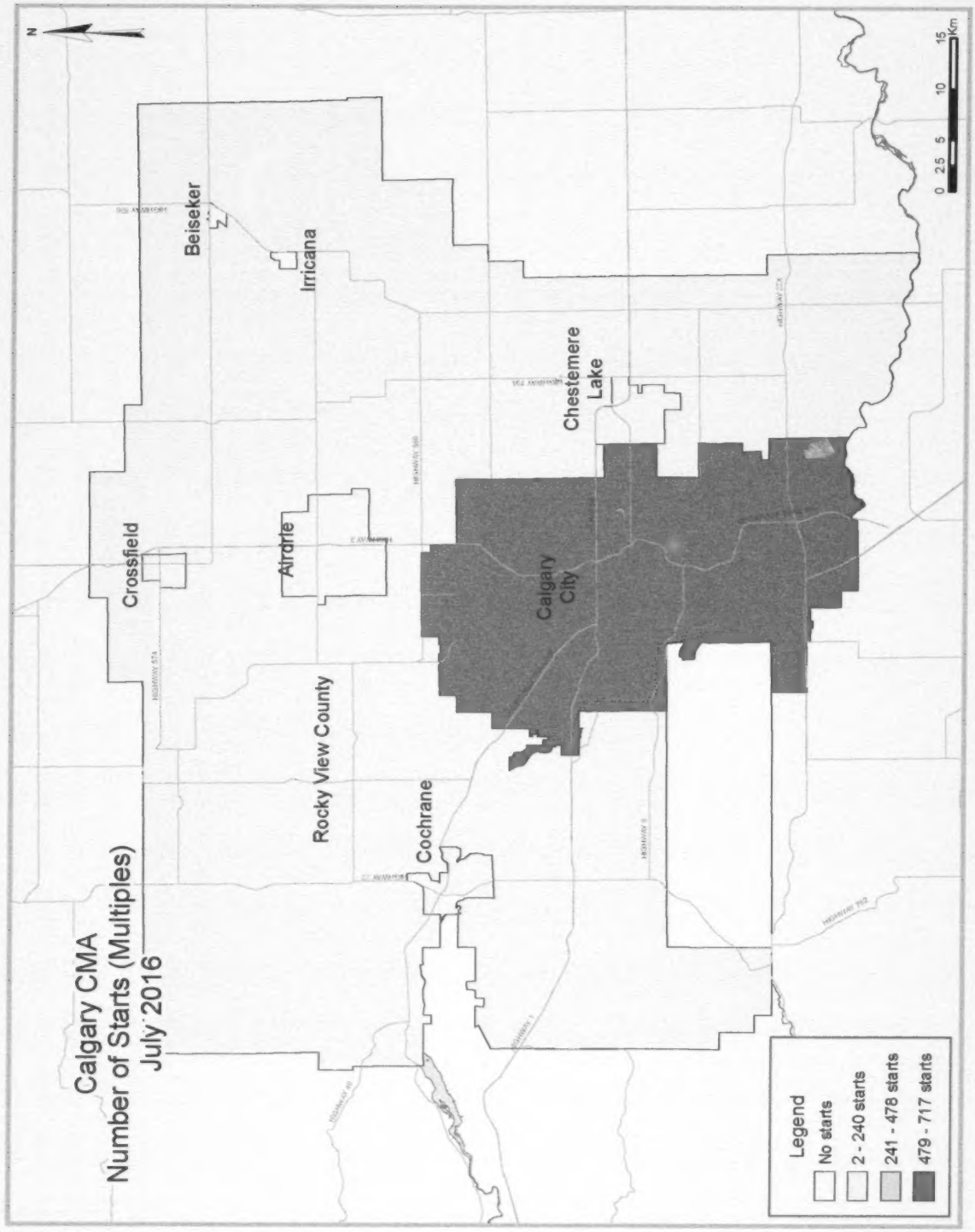
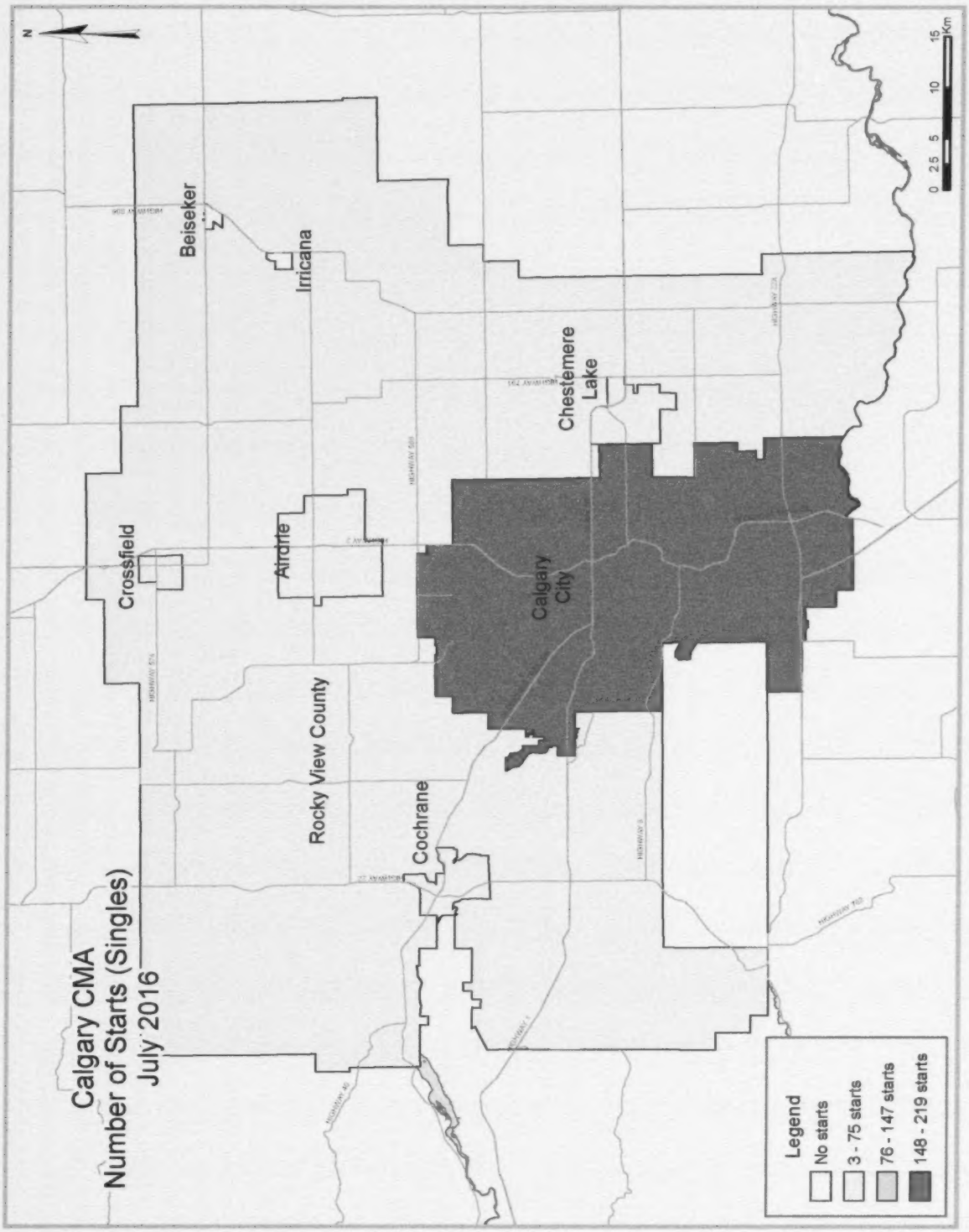
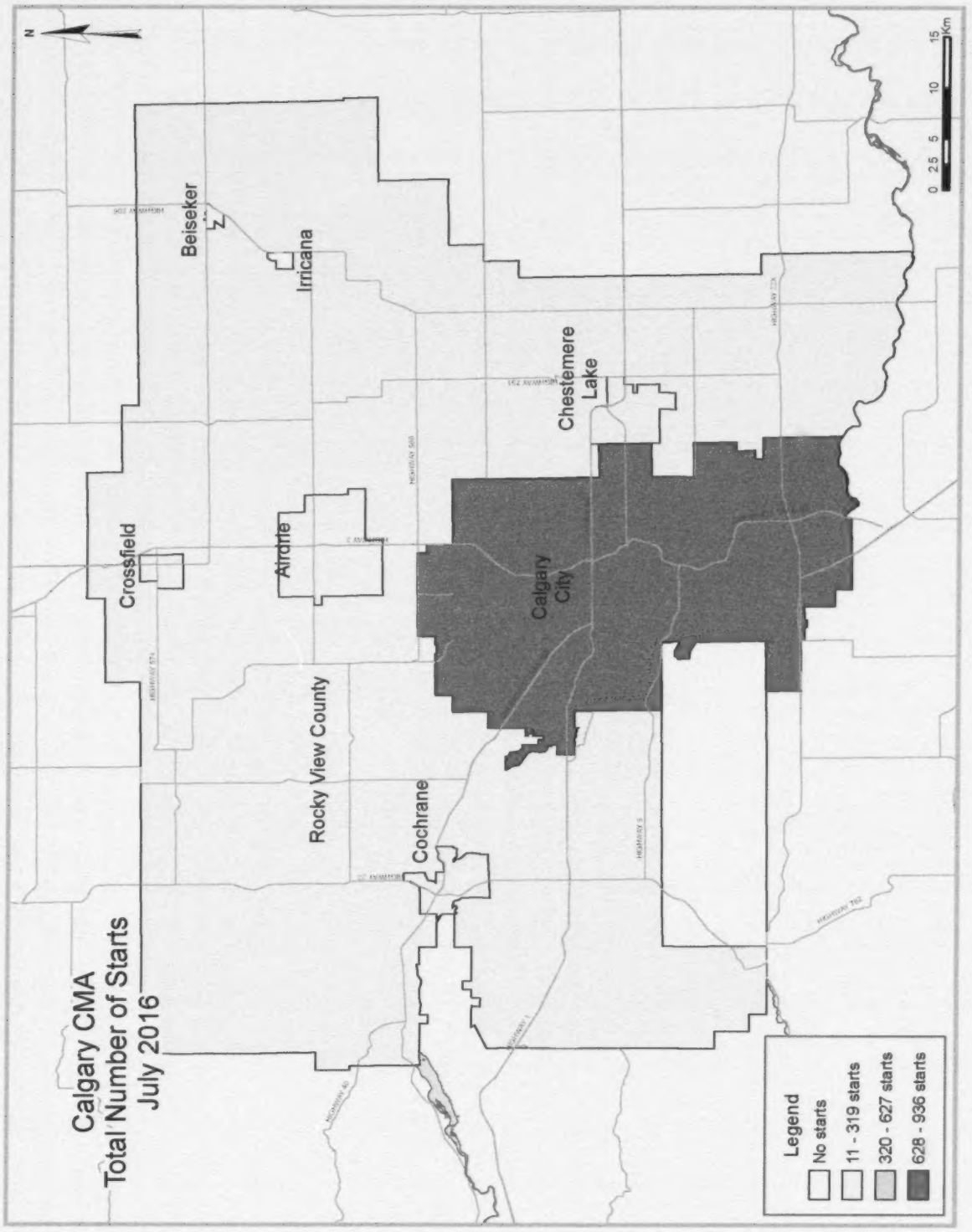
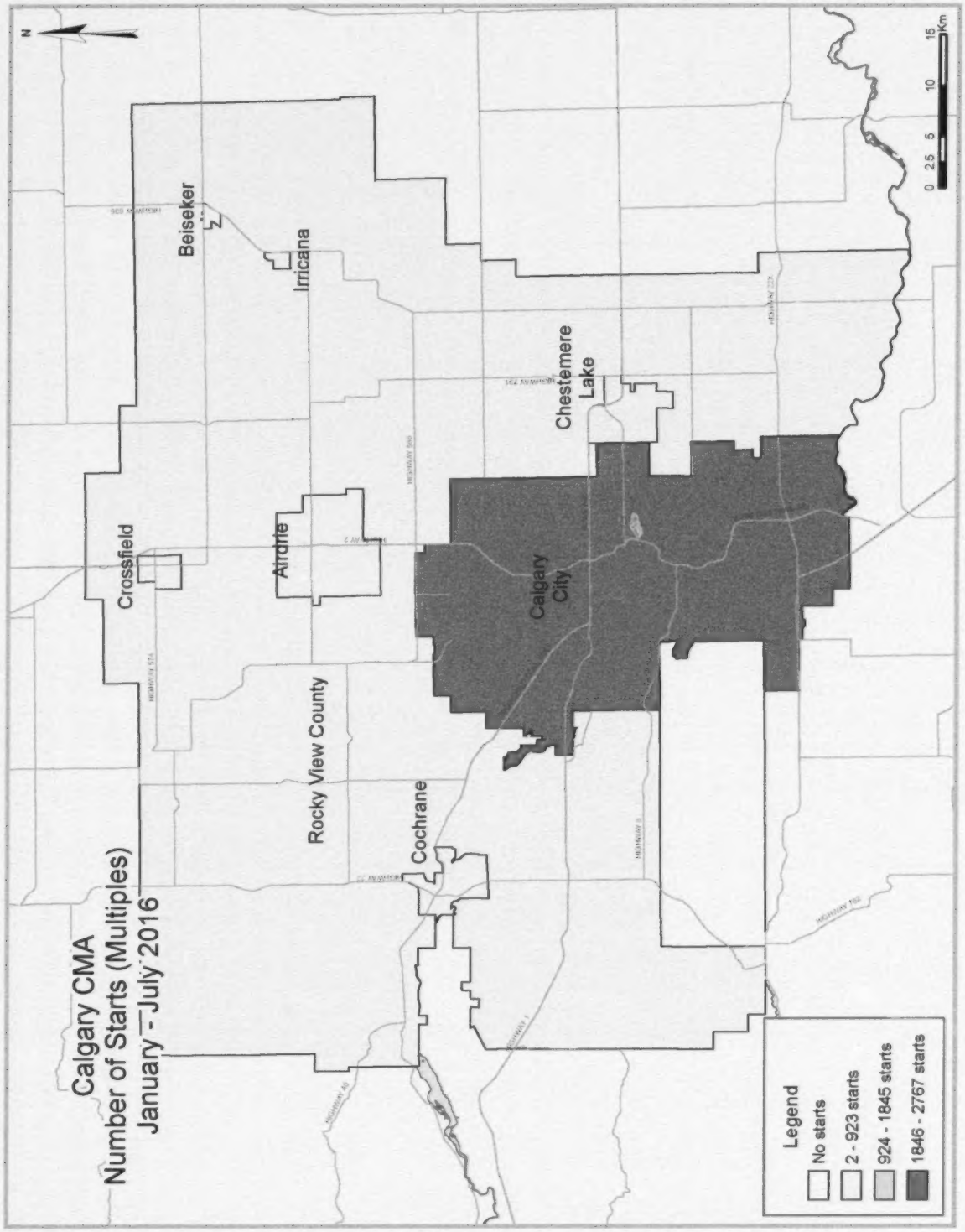
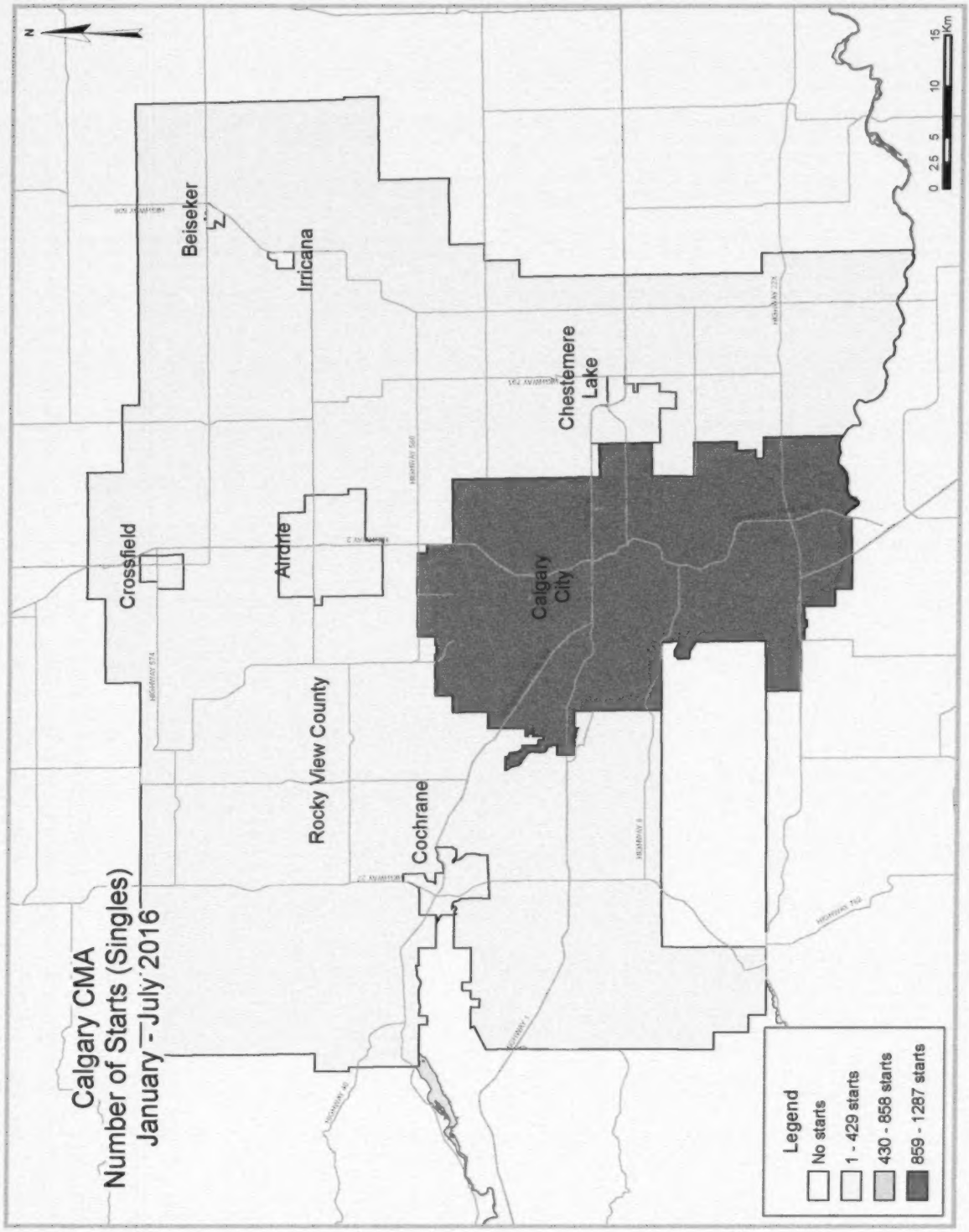
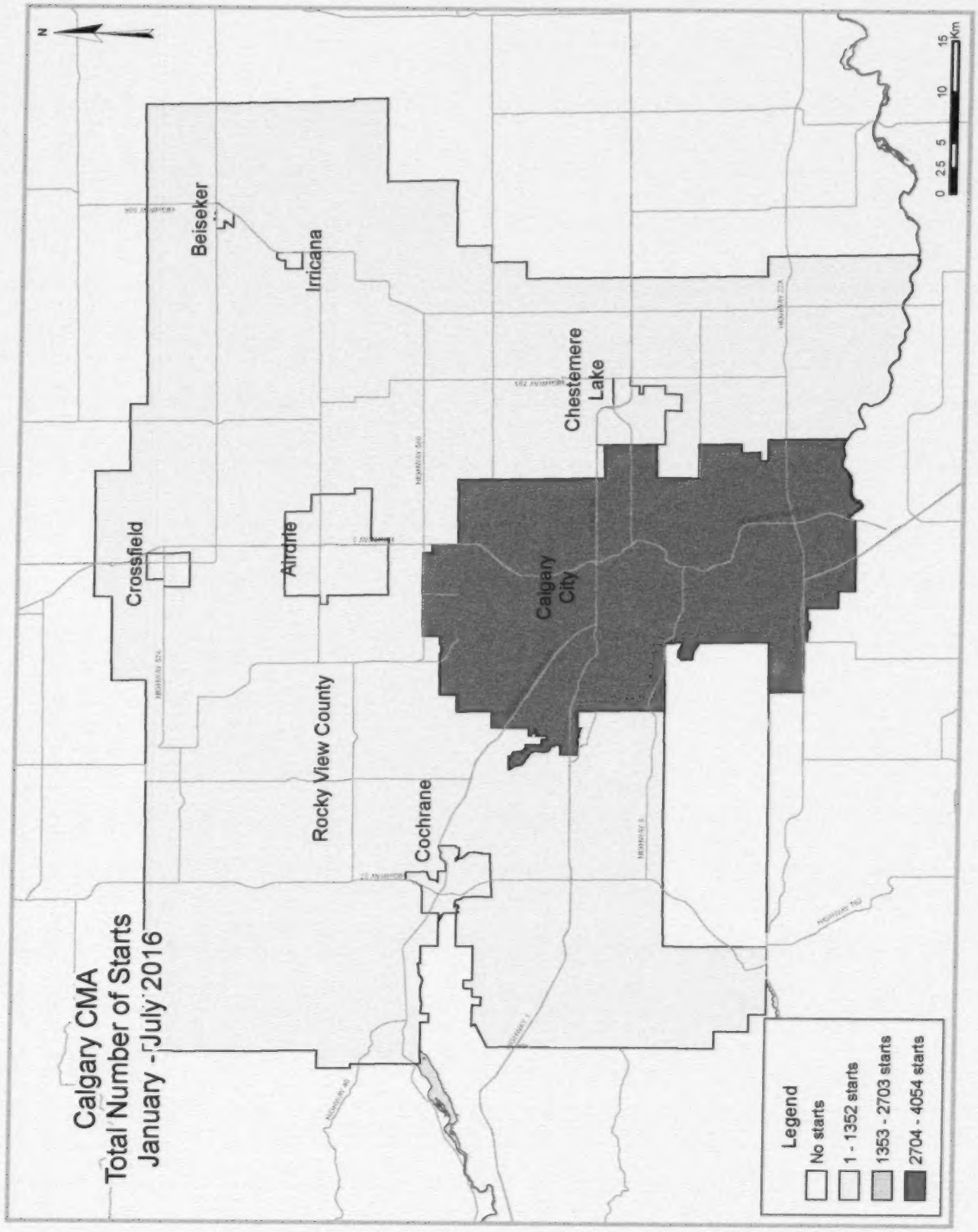

Calgary CMA
Number of Starts (Multiples)
July 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 240 starts
241 - 478 starts
479 - 717 starts


Calgary CMA
Number of Starts (Singles)
July 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
3 - 75 starts
76 - 147 starts
148 - 219 starts
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
July 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
11 - 319 starts
320 - 627 starts
628 - 936 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Number of Starts (Multiples)
January - July 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
Legend
No starts
2 - 923 starts
924 - 1845 starts
1846 - 2767 starts


Calgary CMA
Number of Starts (Singles)
January - July 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 429 starts
430 - 858 starts
859 - 1287 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Total Number of Starts
January - July 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 1352 starts
1353 - 2703 starts
2704 - 4054 starts
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2016		
Calgary CMA[1]	June 2016	July 2016
Trend[2]	7,864	8,724
SAAR	9,811	12,647
	July 2015	July 2016
Actual		
July - Single-Detached	310	327
July - Multiples	460	764
July - Total	770	1,091
January to July - Single-Detached	2,471	1,793
January to July - Multiples	4,927	3,158
January to July - Total	7,398	4,951

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	327	80	10	0	41	633	0	0	1,091
July 2015	310	70	65	0	52	273	0	0	770
% Change	5.5	14.3	-84.6	n/a	-21.2	131.9	n/a	n/a	41.7
Year-to-date 2016	1,793	472	126	0	477	1,929	0	154	4,951
Year-to-date 2015	2,471	612	201	0	964	2,850	0	300	7,398
% Change	-27.4	-22.9	-37.3	n/a	-50.5	-32.3	n/a	-48.7	-33.1
UNDER CONSTRUCTION									
July 2016	2,052	648	156	1	964	4,996	1	2,336	11,154
July 2015	2,943	946	216	0	1,641	7,649	0	1,266	14,661
% Change	-30.3	-31.5	-27.8	n/a	-41.3	-34.7	n/a	84.5	-23.9
COMPLETIONS									
July 2016	280	74	21	0	114	443	4	79	1,015
July 2015	432	86	11	0	162	172	0	0	863
% Change	-35.2	-14.0	90.9	n/a	-29.6	157.6	n/a	n/a	17.6
Year-to-date 2016	2,102	546	181	1	798	2,543	51	1,345	7,567
Year-to-date 2015	3,187	710	106	0	1,333	2,137	0	501	7,974
% Change	-34.0	-23.1	70.8	n/a	-40.1	19.0	n/a	168.5	-5.1
COMPLETED & NOT ABSORBED									
July 2016	325	112	15	0	112	524	n/a	n/a	1,088
July 2015	343	89	1	0	63	98	n/a	n/a	594
% Change	-5.2	25.8	**	n/a	77.8	**	n/a	n/a	83.2
ABSORBED									
July 2016	314	100	23	0	95	404	n/a	n/a	936
July 2015	451	73	11	0	125	156	n/a	n/a	816
% Change	-30.4	37.0	109.1	n/a	-24.0	159.0	n/a	n/a	250.7
Year-to-date 2016	2,135	556	167	1	756	2,213	n/a	n/a	5,828
Year-to-date 2015	3,210	679	107	0	1,272	1,888	n/a	n/a	7,156
% Change	-33.5	-18.1	56.1	n/a	-40.6	17.2	n/a	n/a	-18.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
July 2016	219	44	10	0	30	633	0	0	936
July 2015	230	48	31	0	25	273	0	0	607
Airdrie									
July 2016	60	18	0	0	0	0	0	0	78
July 2015	31	2	34	0	8	0	0	0	75
Beiseker									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2016	3	0	0	0	11	0	0	0	14
July 2015	17	0	0	0	0	0	0	0	17
Cochrane									
July 2016	22	14	0	0	0	0	0	0	36
July 2015	23	20	0	0	13	0	0	0	56
Crossfield									
July 2016	9	2	0	0	0	0	0	0	11
July 2015	0	0	0	0	0	0	0	0	0
Irricana									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
July 2016	14	2	0	0	0	0	0	0	16
July 2015	9	0	0	0	6	0	0	0	15
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2016	327	80	10	0	41	633	0	0	1,091
July 2015	310	70	65	0	52	273	0	0	770

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
July 2016	1,459	474	134	1	556	4,877	1	2,177	9,679
July 2015	1,959	782	109	0	1,171	7,348	0	1,124	12,493
Airdrie									
July 2016	213	100	18	0	229	119	0	159	838
July 2015	402	32	93	0	164	217	0	142	1,050
Beiseker									
July 2016	2	0	0	0	0	0	0	0	2
July 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
July 2016	60	2	0	0	27	0	0	0	89
July 2015	180	20	0	0	6	0	0	0	206
Cochrane									
July 2016	120	56	0	0	152	0	0	0	328
July 2015	174	96	14	0	286	84	0	0	654
Crossfield									
July 2016	35	6	4	0	0	0	0	0	45
July 2015	8	6	0	0	0	0	0	0	14
Irricana									
July 2016	0	2	0	0	0	0	0	0	2
July 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
July 2016	163	8	0	0	0	0	0	0	171
July 2015	219	10	0	0	14	0	0	0	243
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2016	2,052	648	156	1	964	4,996	1	2,336	11,154
July 2015	2,943	946	216	0	1,641	7,649	0	1,266	14,661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
July 2016	174	50	7	0	57	431	0	79	798
July 2015	295	66	8	0	100	172	0	0	641
Airdrie									
July 2016	53	4	14	0	37	12	0	0	120
July 2015	48	0	3	0	6	0	0	0	57
Beiseker									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
July 2016	17	0	0	0	0	0	0	0	17
July 2015	36	0	0	0	26	0	0	0	62
Cochrane									
July 2016	22	8	0	0	20	0	4	0	54
July 2015	41	20	0	0	14	0	0	0	75
Crossfield									
July 2016	2	2	0	0	0	0	0	0	4
July 2015	0	0	0	0	0	0	0	0	0
Irricana									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
July 2016	12	10	0	0	0	0	0	0	22
July 2015	12	0	0	0	16	0	0	0	28
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
July 2016	280	74	21	0	114	443	4	79	1,015
July 2015	432	86	11	0	162	172	0	0	863

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
July 2016	220	82	14	0	77	472	n/a	n/a	865
July 2015	256	74	0	0	56	97	n/a	n/a	483
Airdrie									
July 2016	40	17	1	0	19	47	n/a	n/a	124
July 2015	39	0	1	0	1	1	n/a	n/a	42
Beiseker									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
July 2016	15	1	0	0	5	0	n/a	n/a	21
July 2015	14	1	0	0	0	0	n/a	n/a	15
Cochrane									
July 2016	27	12	0	0	11	5	n/a	n/a	55
July 2015	30	14	0	0	6	0	n/a	n/a	50
Crossfield									
July 2016	3	0	0	0	0	0	n/a	n/a	3
July 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
July 2016	20	0	0	0	0	0	n/a	n/a	20
July 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
July 2016	325	112	15	0	112	524	n/a	n/a	1,088
July 2015	343	89	1	0	63	98	n/a	n/a	594

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
July 2016	208	74	9	0	53	389	n/a	n/a	733
July 2015	306	53	8	0	63	156	n/a	n/a	586
Airdrie									
July 2016	53	4	14	0	24	14	n/a	n/a	109
July 2015	51	0	3	0	6	0	n/a	n/a	60
Beiseker									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
July 2016	17	0	0	0	1	0	n/a	n/a	18
July 2015	38	0	0	0	26	0	n/a	n/a	64
Cochrane									
July 2016	23	10	0	0	17	1	n/a	n/a	51
July 2015	43	20	0	0	14	0	n/a	n/a	77
Crossfield									
July 2016	1	2	0	0	0	0	n/a	n/a	3
July 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
July 2016	12	10	0	0	0	0	n/a	n/a	22
July 2015	13	0	0	0	16	0	n/a	n/a	29
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
July 2016	314	100	23	0	95	404	n/a	n/a	936
July 2015	451	73	11	0	125	156	n/a	n/a	816

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Calgary City	219	230	44	52	36	52	637	273	936	607	54.2
Airdrie	60	31	18	2	0	42	0	0	78	75	4.0
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	3	17	0	0	11	0	0	0	14	17	-17.6
Cochrane	22	23	14	20	0	13	0	0	36	56	-35.7
Crossfield	9	0	2	0	0	0	0	0	11	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	14	9	2	6	0	0	0	0	16	15	6.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	327	310	80	80	47	107	637	273	1,091	770	41.7

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,287	1,656	320	454	416	769	2,031	2,761	4,054	5,640	-28.1
Airdrie	214	347	98	32	127	138	56	284	495	801	-38.2
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	44	147	0	28	33	0	0	0	77	175	-56.0
Cochrane	134	187	42	110	21	224	0	107	197	628	-68.6
Crossfield	37	3	6	2	0	0	0	0	43	5	**
Irricana	0	0	2	0	0	0	0	0	2	0	n/a
Rocky View County	76	130	6	18	0	0	0	0	82	148	-44.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,793	2,471	474	644	597	1,131	2,087	3,152	4,951	7,398	-33.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Calgary City	36	52	0	0	637	273	0	0
Airdrie	0	42	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	0	0	0	0	0	0	0
Cochrane	0	13	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	47	107	0	0	637	273	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	416	769	0	0	1,877	2,603	154	158
Airdrie	127	138	0	0	56	142	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	33	0	0	0	0	0	0	0
Cochrane	21	224	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	597	1,131	0	0	1,933	2,852	154	300

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Calgary City	273	309	663	298	0	0	936	607
Airdrie	78	67	0	8	0	0	78	75
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	3	17	11	0	0	0	14	17
Cochrane	36	43	0	13	0	0	36	56
Crossfield	11	0	0	0	0	0	11	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	16	9	0	6	0	0	16	15
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	417	445	674	325	0	0	1,091	770

Table 2.5: Starts by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,705	2,196	2,195	3,286	154	158	4,054	5,640
Airdrie	338	456	157	203	0	142	495	801
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	44	175	33	0	0	0	77	175
Cochrane	176	311	21	317	0	0	197	628
Crossfield	43	5	0	0	0	0	43	5
Irricana	2	0	0	0	0	0	2	0
Rocky View County	82	140	0	8	0	0	82	148
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,391	3,284	2,406	3,814	154	300	4,951	7,398

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Calgary City	174	295	52	68	60	106	512	172	798	641	24.5
Airdrie	53	48	4	2	51	7	12	0	120	57	110.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	17	36	0	0	0	26	0	0	17	62	-72.6
Cochrane	22	41	8	20	24	14	0	0	54	75	-28.0
Crossfield	2	0	2	0	0	0	0	0	4	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	12	12	10	16	0	0	0	0	22	28	-21.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	280	432	76	106	135	153	524	172	1,015	863	17.6

Table 3.1: Completions by Submarket and by Dwelling Type January - July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,469	2,243	452	574	619	999	3,502	2,281	6,042	6,097	-0.9
Airdrie	284	413	44	24	215	176	308	302	851	915	-7.0
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	95	197	4	22	6	63	0	0	105	282	-62.8
Cochrane	140	243	58	96	163	143	80	55	441	537	-17.9
Crossfield	10	9	2	4	0	0	0	0	12	13	-7.7
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	103	81	10	48	0	0	0	0	113	129	-12.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,104	3,187	570	768	1,003	1,381	3,890	2,638	7,567	7,974	-5.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Calgary City	60	106	0	0	433	172	79	0
Airdrie	51	7	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	26	0	0	0	0	0	0
Cochrane	20	14	4	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	131	153	4	0	445	172	79	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	607	999	12	0	2,299	2,082	1,203	199
Airdrie	215	176	0	0	166	0	142	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	63	0	0	0	0	0	0
Cochrane	127	143	36	0	80	55	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	955	1,381	48	0	2,545	2,137	1,345	501

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Calgary City	231	369	488	272	79	0	798	641
Airdrie	71	51	49	6	0	0	120	57
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	17	36	0	26	0	0	17	62
Cochrane	30	61	20	14	4	0	54	75
Crossfield	4	0	0	0	0	0	4	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	22	12	0	16	0	0	22	28
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	375	529	557	334	83	0	1,015	863

Table 3.5: Completions by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,990	2,819	2,834	3,079	1,218	199	6,042	6,097
Airdrie	414	502	295	111	142	302	851	915
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	99	244	6	38	0	0	105	282
Cochrane	198	339	207	198	36	0	441	537
Crossfield	12	13	0	0	0	0	12	13
Irricana	2	0	0	0	0	0	2	0
Rocky View County	113	85	0	44	0	0	113	129
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,829	4,003	3,342	3,470	1,396	501	7,567	7,974

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
July 2016	89	43.2	50	24.3	19	9.2	11	5.3	37	18.0	206	562,500	704,319
July 2015	105	34.4	83	27.2	30	9.8	20	6.6	67	22.0	305	600,000	749,020
Year-to-date 2016	619	41.3	365	24.4	142	9.5	72	4.8	300	20.0	1,498	575,000	741,384
Year-to-date 2015	579	25.7	489	21.7	331	14.7	268	11.9	583	25.9	2,250	667,500	791,793
Airdrie													
July 2016	41	77.4	8	15.1	2	3.8	0	0.0	2	3.8	53	470,000	507,621
July 2015	12	23.5	16	31.4	10	19.6	9	17.6	4	7.8	51	640,000	658,077
Year-to-date 2016	190	66.4	58	20.3	15	5.2	9	3.1	14	4.9	286	500,000	544,920
Year-to-date 2015	77	18.6	145	34.9	120	28.9	52	12.5	21	5.1	415	640,000	652,620
Beiseker													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
July 2016	5	29.4	4	23.5	5	29.4	2	11.8	1	5.9	17	640,000	611,859
July 2015	0	0.0	2	5.3	18	47.4	11	28.9	7	18.4	38	745,000	790,011
Year-to-date 2016	18	19.4	24	25.8	16	17.2	17	18.3	18	19.4	93	645,000	685,252
Year-to-date 2015	10	5.0	11	5.5	82	40.8	68	33.8	30	14.9	201	745,000	756,445
Cochrane													
July 2016	20	87.0	1	4.3	1	4.3	1	4.3	0	0.0	23	435,000	460,397
July 2015	10	23.3	16	37.2	7	16.3	5	11.6	5	11.6	43	630,000	682,621
Year-to-date 2016	111	78.2	12	8.5	4	2.8	9	6.3	6	4.2	142	465,000	508,379
Year-to-date 2015	89	36.2	70	28.5	37	15.0	24	9.8	26	10.6	246	597,500	633,536
Crossfield													
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2015	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	-	454,100
Irricana													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
July 2016	3	25.0	0	0.0	2	16.7	1	8.3	6	50.0	12	-	-
July 2015	0	0.0	0	0.0	1	7.7	3	23.1	9	69.2	13	1,200,000	1,566,046
Year-to-date 2016	18	17.5	4	3.9	5	4.9	7	6.8	69	67.0	103	995,000	1,160,872
Year-to-date 2015	6	7.3	8	9.8	12	14.6	7	8.5	49	59.8	82	860,000	1,037,414
First Nations													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
July 2016	159	51.0	63	20.2	29	9.3	15	4.8	46	14.7	312	550,000	662,664
July 2015	127	28.2	117	26.0	66	14.7	48	10.7	92	20.4	450	635,000	759,433
Year-to-date 2016	964	45.2	465	21.8	182	8.5	114	5.3	407	19.1	2,132	560,000	716,377
Year-to-date 2015	772	24.1	723	22.6	582	18.2	419	13.1	709	22.1	3,205	670,000	764,108

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	704,319	749,020	-6.0	741,384	791,793	-6.4
Airdrie	507,621	658,077	-22.9	544,920	652,620	-16.5
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	611,859	790,011	-22.6	685,252	756,445	-9.4
Cochrane	460,397	682,621	-32.6	508,379	633,536	-19.8
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	-	1,566,046	n/a	1,160,872	1,037,414	11.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	662,664	759,433	-12.7	716,377	764,108	-6.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

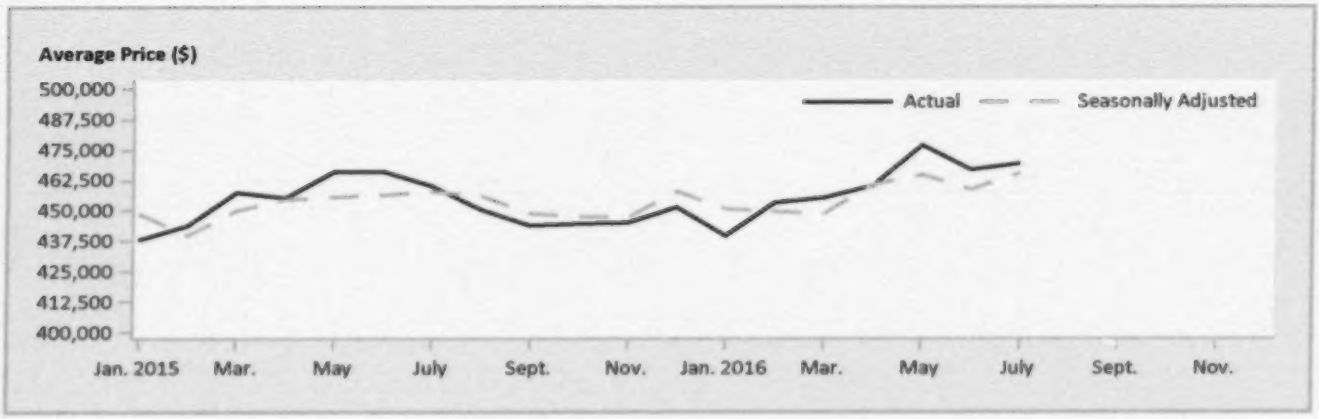


Figure 5.2: MLS® Residential Sales for Calgary

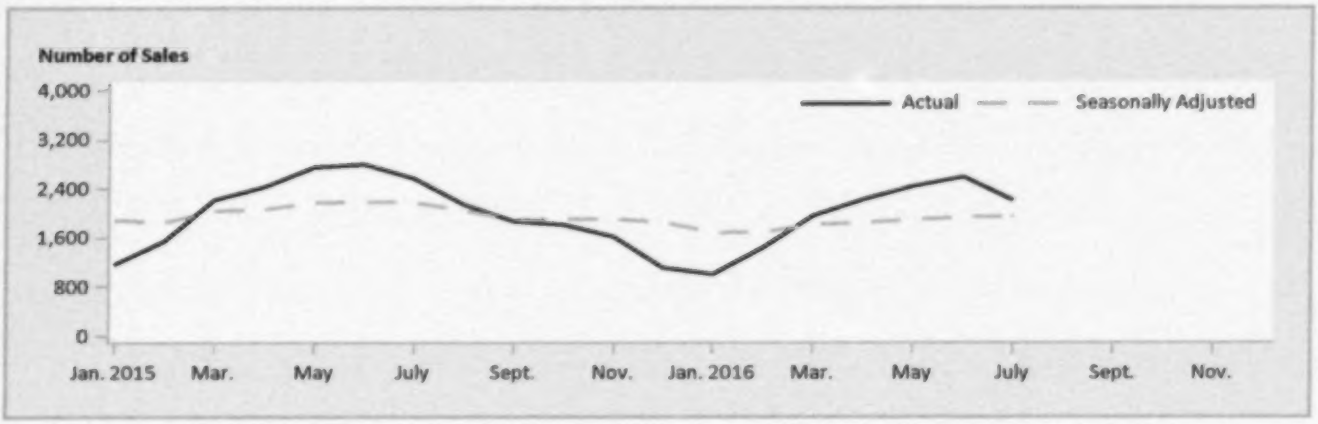
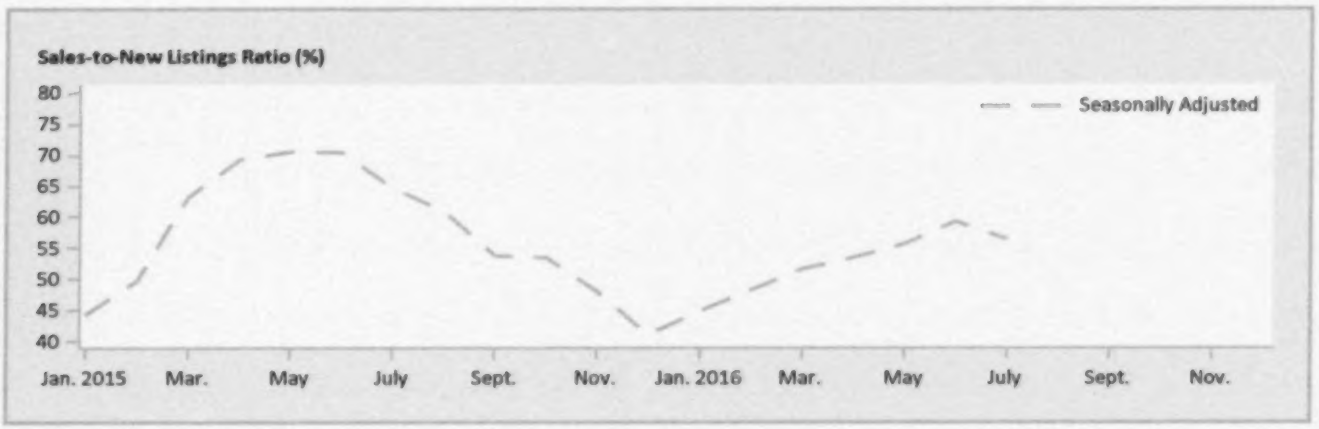


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64	109.8	135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64	110.0	135.9	802	8.1	72.7	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.3	72.1	1,154
	July	567	3.14	4.74		135.9	795	8.6	72.2	1,147
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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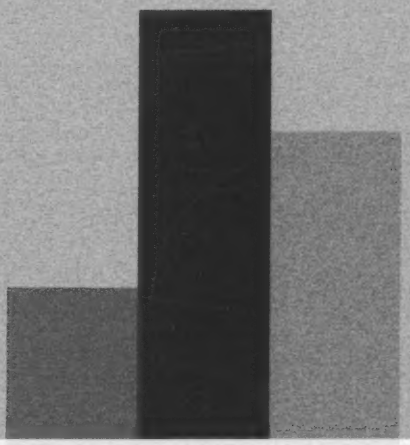

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